

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: August 13, 2015

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
April Goshe, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:01 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, absent; Chris Geissler, absent; April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 15-10: 516 S. Cook – Public Hearing

Owner: Rob Johnson
535 S. Cook Street
Barrington, Illinois 60010

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure (detached garage) in the Historic Preservation Overlay District. The Petitioner is proposing to remove the one-story wing on the rear of the structure and construct a new side/rear addition, remove the existing enclosed front porch and construct a new wraparound front porch. The Petitioner is also proposing to demolish the existing noncontributing detached garage and construct a new detached garage. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 9,528 square feet.

Mr. Rob Johnson, property owner, and Steve Klumpp, architect, resubmitted drawings which addressed the Commission's concerns. The roof pitch is 9-12 instead of the 8-12. They revised the elevation sheets. They have made the addition more subordinate. They reduced the size of the addition. The original is more pronounced. They plan to replicate the bay window on the side of the house. They researched fireplaces on four square homes and did not find any consistency of design, but they added shoulders to the fireplace on the outside. The rear elevation of the house is offset between the original and the back of the house. They added larger windows and a couple of porches on the rear.

Chairperson O'Donnell wanted to clarify that they would duplicate the original siding.

Mr. Klumpp answered, yes. They also gave the garage a 9-12 pitch. They will maintain the concrete retaining walls on the garage because of the slope. They made the dormer smaller with a single window in it.

Vice-Chairperson Coath questioned the shutters. They are drawn as if they are outside the casing.

Mr. Klumpp said the builder has a hinge system that attaches to the trim and closes over the window.

Vice-Chairperson Coath said the shutter should sit on the edge of the sash and cover the casing. He would like to see the hardware. The shutters will cover the trim.

Commissioner Plummer asked if the shutters will actually cover the window when they are closed.

Mr. Klumpp said yes, except in the porch area there is a large window on which the shutters would not actually cover the window when closed.

Chairperson O'Donnell said that maybe there should not be a shutter on that window. The shutters should be sized and hung as if they would work.

Mr. Klumpp said they will take the shutters off that window.

Ms. Tennant said that there is also a large window on the north elevation that should possibly not have shutters.

Vice-Chairperson Coath said the addition has a 7-12 pitch.

Mr. Klumpp said they lowered it to make the addition subordinate to the original.

Vice-Chairperson Coath said pitch is important and should be consistent. Dropping the plate is an option to consider.

Ms. Tennant said the addition cannot change the height of the original structure. It cannot be taller.

Vice-Chairperson Coath said he would like to see detail on the head and base of the porch columns.

Mr. Klumpp said they are matching what is there now.

Ms. Tennant clarified that it should be a round tapered column, sitting on a square plate with a capital.

Chairperson O'Donnell made it a recommendation for a round Doric.

Vice-Chairperson Coath suggested something more historic in the skirting. It should not be solid. It should be spaced boards.

Mr. Klumpp said they will change the skirting and add screening behind it.

Vice-Chairperson Coath thought the original cornice had an ogee gutter.

Commissioner Goshe said she likes the half round gutters better.

Chairperson O'Donnell said he prefers the half rounds also.

Vice-Chairperson Coath thinks the shoulders on the chimney should be 4-inch pieces of stone and at not so steep of an angle. They could match the roof pitch. On the cap of the chimney, he suggests a 4 inch on the cap edge.

Ms. Tennant asked about the side and rear covered entry ways, should the details match the front porch?

Chairperson O'Donnell said they should be simpler. The petitioner should bring back the details.

Vice-Chairperson Coath said that the west elevation shows the windows trimmed differently than the other elevations. They do not show a sill on all of them.

Mr. Klumpp said they will all have a sill. They will match existing.

Commissioner Goshe asked if on the south elevation, will the windows be relocated? Why don't they match the width of the window above? It is more important for consistency on the outside than on the inside.

Mr. Klumpp answered the windows will be relocated and they will match with width of the window in the back.

Vice-Chairperson Coath thinks they should keep the relationship of larger windows below and smaller above.

Mr. Klumpp asked if they can just put shutters on the front. They will make the shutters match the windows.

Vice-Chairperson Coath said if they do shutters, they should do them all over.

Mr. Klumpp said they will do the shutters on three sides and not the back.

Commissioner Plummer said on the west elevation there is a casement window, which is not historically correct, but it is in the back of the house. It should be okay.

Chairperson O'Donnell covered staff's observations.

Mr. Klumpp said they will salvage as much of the bay window as they can and make it look the same as it does now.

Chairperson O'Donnell said they will need to see sections on the rear and side porches.

Vice-Chairperson Coath said that on the garage, the dormer roof needs a crown.

Chairperson O'Donnell asked for public comment; there was none.

Ms. Tennant went over the conditions and final details.

Conditions

1. The original siding and all other original exterior trim detailing must be retained and restored. Limited replacement where siding/trim is beyond repair will be permitted. All replacement material must match the original material and profile.
2. The original bay window on the north elevation must be relocated to the east elevation of the addition. The Petitioner must make every effort to relocate and reuse as much original material as possible. Any material that cannot be salvaged shall be replaced with the same material and profile as the original. The windows in the bay must be retained, restored and reused in the relocated bay.

Final Details

1. Additional information on the shutter hardware must be provided. The shutters should be installed so that the window casings are covered by the shutters when the shutters are closed. All shutters must be sized to fit the window opening when closed. Shutters should be removed on the large bottom windows on the east and north elevations where properly dimensioned shutters cannot be achieved.
2. The pitch on the addition must match the 9/12 pitch on the original portion of the structure. The addition must be at least six inches lower than the original structure.
3. The porch columns should be round tapered columns with a simple Doric style capital.
4. The porch skirting should be revised to show a tradition vertical skirting with 1" x 3" boards.
5. The chimney shoulders should be revised to a 9/12 pitch to match the pitch of the roof. The chimney shoulders must be 4" cut stone. The chimney cap must have a 4" cap edge.
6. Provide a section detail of side and rear entrance porches.
7. The trim detail on all new windows shall match the trim detail on the original windows. The windows on the west elevation show a different trim detail which should be corrected.
8. Provide a revised detail for the garage dormer showing a crown on the dormer.

A motion was made by Commissioner Plummer and seconded by Commissioner Goshe to approve ARC 15-10 a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure (detached garage) in the Historic Preservation Overlay District subject to the conditions and final details as stated by the Commission.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4 - 0. The motion carried.

Chairperson O'Donnell mentioned that any plumbing stacks coming through the roof have to be shields.

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New Business

ARC 15-12: 239 W. Lake Street – Public Hearing

Owner: Tim and Lori Roberts
239 W. Lake Street
Barrington, IL 60010

Architect: Martin Gierut
215 Woody Way
Cary, IL 60013

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to install new columns, railings and skirting on the existing front porch and install a new uncovered side porch with railings to match the front porch. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 11,500 square feet.

Mr. Martin Gierut, architect for the Roberts, said they are taking the old non-conforming rails and trim and replacing them with more appropriate materials to reflect the period the house was built. They are not replacing the columns. They will put face trim on it. They will extend the side porch a little, which will not be seen from the street. They will take off the lattice skirting and put in vertical boards.

Commissioner Goshe thinks it looks nice.

Vice-Chairperson Coath said on the skirt, typically the corners and other structure points would have wider boards.

A motion was made by Commissioner Plummer and seconded by Vice-Chairperson Coath to approve ARC 15-12 a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to install new columns, railings and skirting on the existing front porch and install a new uncovered side porch with railings to match the front porch.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4 - 0. The motion carried.

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Approval of Minutes

July 9, 2015

The July 9, 2015 minutes could not be approved as the appropriate Commissioners were not in attendance.

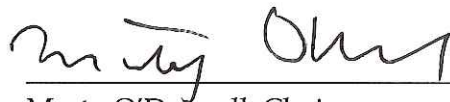
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Goshe to adjourn the meeting at 8:13 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary

A handwritten signature in black ink, appearing to read "Marty O'Donnell", is written over a horizontal line.

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

August 27, 2015